

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction GROVER BEACH

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
1263 Mentone	2 to 4	Renter	0	1	3	0	4	0		development concession/incentive	The market rental rate for a 3br/2ba apartment unit is \$1600-1800, which is less than maximum rent of \$2,074 for a moderate income household.
1381 Longbranch	2 to 4	Renter	0	0	2	0	2	0			a commercial unit was converted to two 1 bedroom 1 bath units. The building already had 2 1 bedroom 1 bath units. They are rented at \$950, just over the low income limit, and well under the moderate income limit.
(9) Total of Moderate and Above Moderate from Table A3						6	5				
(10) Total by Income Table A/A3			0	1	6	5					

(11) Total Extremely Low-Income Units*	0
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* Note: These fields are voluntary

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	1	0	1	0
No. of Units Permitted for Above Moderate	5	0	0	0	0	5	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	44	0	0	0	0	0	0	0	0	0	0	44
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	32	0	0	0	0	1	0	0	0	0	1	31
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		36	0	0	0	1	6	0	0	0	0	7	29
Above Moderate		81	0	0	0	1	5	0	0	0	-	6	75
Total RHNA by COG. Enter allocation number:		193	0	0	0	2	12	0	0	0	0	14	179
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.1.1	amend General Plan and Zoning to provide adequate sites for 50 very low and low income units at a minimum of 20 dwelling units per acre		amended October 2012
1.1.4	12 dwelling units		Funding no longer available with the dissolution of the Improvement Agency.
1.1.5	determine which CDBG program to participate in (entitlement vs non-entitlement)		non-entitlement - May 2011
1.1.6	consider an inclusionary housing ordinance		not yet considered (awaiting outcome of California Supreme Court cases)
1.1.7	establish an Affordable Housing Fund and use for affordable units.		13 dwelling have been rehabilitated
1.2.1	modify zoning ordinance to remove location restrictions on residential units in mixed use developments		amended October 2012

1.2.2	consider revisions to development standards for Residential Common Area Developments		not yet considered
1.2.3	consider farmworker housing regulations		not yet considered
3.1.1	develop Affordable Housing Development Guidebook		updated/completed December 2013
3.1.2	Improvement Agency shall provide funding for construction of new affordable housing		Before its dissolution, the Improvement Agency assisted with 4 units and entitled 5 units.
4.1.3	amend code to allow SROs		amended October 2012.
4.2.1	identify areas of the City suitable for senior housing and develop development standards		amended October 2012
4.5.1	identify underutilized motels or other commercial structures that could be converted or upgraded for special needs housing		completed September 2010
4.6.1	establish a procedure allowing a disabled person to apply for a reasonable accommodation from the strict interpretation of development standards		completed October 2012
4.6.2	publish handouts regarding reasonable accomodation		completed
4.6.3	amend Zoning Ordinance regarding emergency shelters and transitional and supportive housing consistent with State Law		completed October 2012
5.1.1	apply for funding to assist in financing and rehabilitating affordable residential projects.		The City applied for and were granted 2013 CDBG and 2013 HOME funds.
6.2.1	update Land Use Element		adopted February 2010
7.1.1	consider revisions to the non-conforming provisions regarding additions to non-conforming structures		completed October 2012

7.1.3	review and consider revising parking regulations		The City Council has not yet considered
7.2.1	review and consider revisions to development impact fees for affordable housing units		The City Council has not yet considered

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General Comments: